168.0	0007	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,084,400	/	1,084,400
USE VALUE:	1,084,400	/	1,084,400
ASSESSED:	1,084,400	/	1,084,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
249		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MELITA CAROLYN
Owner 2:	
Owner 3:	
Street 1:	249 FLORENCE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CORVI CHRISTOPHER D/SUZANNE -
Owner 2:	-
Street 1:	249 FLORENCE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .236 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1997, having primarily Clapboard Exterior and 2228 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10281.000	574,500		509,900	1,084,400
Total Card	0.236	574,500		509,900	1,084,400
Total Parcel	0.236	574,500		509,900	1,084,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.71 /Parcel: 486.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111550

GIS Ref

GIS Ref

Insp Date 08/04/18

!13026!

PREVIOUS ASSESSMENT

Parcel ID 168.0-0007-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	574,500	0	10,281.	509,900	1,084,400		Year end	12/23/2021
2021	101	FV	558,300	0	10,281.	509,900	1,068,200		Year End Roll	12/10/2020
2020	101	FV	558,300	0	10,281.	509,900	1,068,200	1,068,200	Year End Roll	12/18/2019
2019	101	FV	431,100	0	10,281.	509,900	941,000	941,000	Year End Roll	1/3/2019
2018	101	FV	431,100	0	10,281.	429,800	860,900	860,900	Year End Roll	12/20/2017
2017	101	FV	431,100	0	10,281.	393,400	824,500	824,500	Year End Roll	1/3/2017
2016	101	FV	431,100	0	10,281.	335,100	766,200	766,200	Year End	1/4/2016
2015	101	FV	421,700	0	10,281.	291,400	713,100	713,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:00:46

LAST REV

Date	Time
09/06/18	15:48:39
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13026

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORVI CHRISTOPH	59783-511		8/17/2012		765,000	No	No		
HIGGS MICHAEL/B	48632-467		12/8/2006		675,000	No	No		
DICKIE GARTH A	32718-440		4/23/2001		520,000	No	No		
C & F REALTY CO	28099-498		1/22/1998		375,550	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2016	1110	Redo Kit	25,000	O				
11/14/2012	1488	Redo Bat	13,200	C				
10/7/2004	984	Manual	2,000	C				REPLACE DECK
6/24/2002	526	Wood Dec	1,750	C		G4	GR FY04	ENLARGE DECK-ADD L
9/17/1997	571	New Buil	130,000					NEW HOUSE
6/21/1997	414	Foundati	6,000					FOUNDATION
6/18/1997	378		2,000					DEMO EXISTING HOUS

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	MEAS&NOTICE	HS	Hanne S
5/1/2013	Info Fm Prmt	EMK	Ellen K
4/2/2009	Inspected	345	PATRIOT
10/17/2008	Missed Appt.	345	PATRIOT
3/29/2007	MLS	MM	Mary M
8/23/2001	MLS	MM	Mary M
12/20/1999	Meas/Inspect	264	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111550
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10281		Sq. Ft.	Site		0	70.	0.71	7									509,901						509,900	

Total AC/HA:	0.23602	Total SF/SM:	10281	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	509,901	Spl Credit		Total:	509,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1997	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12127471
Const Adj.:	0.99989998
Adj $ / SQ:	145.751
Other Features:	134782
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	586222
Depreciation:	11724
Depreciated Total:	574497

COMMENTS

NEW HOUSE 9/97 PDAS 2ND SINK IN MASTER BATH/BSMT SINK. SUBDIVISION PLAN NO 582 OF 2009 BK: 53494 PG: 504 9/2/2009.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1					

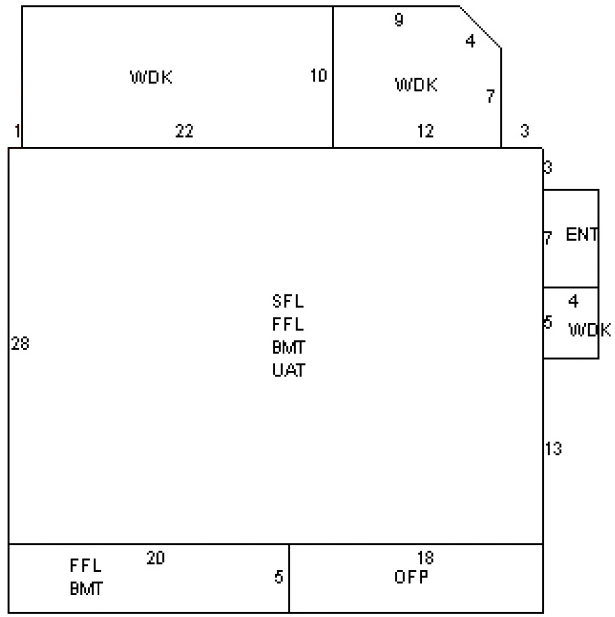
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.33
Special Features:	0	Val/Su Net:	139.04
Final Total:	574500	Val/Su SzAd	257.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,164	43.730	50,896
FFL	First Floor	1,164	145.750	169,654
SFL	Second Floor	1,064	145.750	155,079
WDK	Deck	356	8.810	3,136
UAT	Upper Attic	266	58.300	15,508
OFP	Open Porch	90	34.830	3,135
ENT	ENTRY	28	26.400	739
	Net Sketched Area:	4,132	Total:	398,147
Size Ad	2228	Gross Area	4930	FinArea 2228

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 x 10	A	AV	2005	0.00	T	11.2	101						

PARCEL ID

168.0-0007-0004.A

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc